

Memo

To: King County Affordable Housing Committee (AHC) Members
From: McCaela Daffern, Regional Affordable Housing Implementation Manager
cc: Housing Interjurisdictional Team
Date: November 12, 2021
Re: AHC Work Plan and Committee Functioning Survey Update

Summary

At the November 17 Affordable Housing Committee (AHC or Committee) meeting, members will be briefed on the AHC Work Plan and Committee Functioning Survey results and draft 2022 Committee priorities responsive to the survey results. Members will then have 15 minutes to reflect on the results, discuss interest in participating in strategic planning conversations to improve Committee effectiveness, and determine work plan adoption next steps.

Background

The October 2021 survey partially fulfilled four [2021 AHC work plan](#) activities:

1. Review the [Regional Affordable Housing Task Force Final Report and Recommendations](#) annually to select items to include in the annual work plan.
2. Produce and adopt an annual work plan in consultation with the Community Partners Table.
3. Review and evaluate the Committee and recommend alternate governance structures as needed to implement the action plan.
4. Revisit [the charter](#) and propose changes in consultation with the Community Partners Table.

The survey questions gauged Committee member preference for:

- How members spend their time in meetings.
- The most effective meeting format.
- Emerging issues or recommendations from the Regional Affordable Housing Task Force to be prioritized for action by the Committee next year.
- How members want to engage with the Community Partners Table.
- How the Committee can function more effectively.

Findings

Review the [full AHC Work Plan and Committee Functioning Survey Results](#) or main takeaways in *Exhibit A*.

Work Plan Priorities

Staff developed potential 2022 work plan priorities that are responsive to survey results and

advance current AHC work plan priorities.

1. **Strategic planning** discussions to improve Committee effectiveness or recommend alternative governance models
2. **Strengthen the Countywide Planning Policies** by providing actionable recommendations to the Growth Management Planning Council to address local planning expectations for countywide need and hold jurisdictions accountable
3. Identify, shape, and advocate for a substantial increase in **local revenue** available to build or preserve homes affordable to low-income housing cost burdened households
4. Issue a **challenge to local jurisdictions** to equitably create the development capacity needed to meet future countywide need and capture some of this growth as affordable
5. Seek input from the **Community Partners Table** on how the Committee can effectively advance the priorities of communities most disproportionately impacted by housing cost burden in King County
6. **Report on progress** of the Affordable Housing Committee and impact of local efforts to address housing cost burden among low-income households
7. **Advocate at the state and federal level** in support of efforts that advance the Committee's overarching goal

Committee members will have time to discuss whether they would like to participate in a strategic planning conversation before moving forward with work plan adoption at the November 17 AHC meeting.

Timeline

Below is a proposed schedule, assuming AHC members decide to hold a strategic planning discussion before work plan adoption.

Date	Activity
Nov 17	AHC discussion on survey findings about committee functioning and work plan next steps
Dec 2021 - Jan 2022	Community Partners Table (CPT or Table) and Housing Interjurisdictional Team (HIJT) Input Members provide feedback on strategic planning agenda and work plan priorities
Jan 2022	AHC strategic planning AHC reviews Table and HIJT input, discusses idea for improving committee functioning and determines next steps for work plan adoption based on the outcomes of the discussion

Exhibit A: Main Takeaways from AHC Work Plan and Committee Functioning Survey

Participation

- 9 out of 33 members or alternates responded (27%) – not representative
- Doodle Poll indicated insufficient interest in listening session

Meeting Preferences

- 90% prefer to meet in person at least sometimes once it is safe to do so
- 66% prefer to meet during the workday, between 11am-4pm

Governance Structure

- General consensus (7 out of 9) that the AHC is its current structure is poorly suited to meeting one of the Committee’s primary goals—build or preserve 44,000 affordable units by 2024
- Respondents were split on which previously considered alternative governance structure they would be most interested in exploring:
 1. A single purpose government for housing – aka a Sound Transit for housing that would have taxing authority to answer
 2. A regional committee empowered to set land use standards for the cities and County with the ability to incentivize the cities and County to meet standards – this is somewhat similar to the Puget Sound Regional Council

Work Plan Priorities

- Most respondents prioritized 2 of the suggested 8 revenue actions the AHC can most effectively implement:
 - 44% of respondents selected “meet the region's revenue need by identifying, shaping, and advocating for sufficient local revenue”
 - 33% of respondents selected “Prioritize existing funds for long-term affordable housing by working with local jurisdictions and public funders”
- Three respondents want more discussion time in meetings
 - One member suggested more discussion on impediments to building housing and solutions to address the impediments
 - One member suggested breakout rooms or subcommittees for smaller group formats and a retreat for longer discussions and trust-building
- Respondents want regular updates and engagement with the Community Partners Table (CPT)
 - Two respondents specifically asked for joint meetings
 - Three respondents want regular updates of CPT work at AHC meetings
- Highest ranking Committee activities to spend meeting time on:
 - Developing and adopting regional recommendations on revenue and CPPs
 - Setting federal and state legislative agendas
 - Collaborating with the CPT and discussing their recommendations
- Lowest ranking Committee activities to spend meeting time on:
 - Developing charter amendments to improve Committee functioning
 - Informing the dashboard update
 - Educational briefings to build capacity as an affordable housing champion Briefings and discussion to coordinate regional response to emerging housing affordability issues